

BOARD OF DESIGN REVIEW MINUTES

December 20, 2001

CALL TO ORDER: Chairman Walter Lemon III called the meeting to order at 6:32 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive

ROLL CALL: Present were Chairman Walter Lemon III; Board Members Anissa Crane, Ronald Nardoza and Stewart Straus. Board Members Hal Beighley, Monty Edberg and Ashetra Prentice were excused.

Associate Planner Scott Whyte, AICP and Recording Secretary Sandra Pearson represented staff.

VISITORS:

Chairman Lemon read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item. There was no response.

NEW BUSINESS:

PUBLIC HEARINGS:

Chairman Lemon opened the Public Hearing and read the format of the hearing. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

A. BDR 2001-0152 – REDSTONE TOWNHOMES LOTS 1 – 19 TYPE 3 DESIGN REVIEW

This application is a request for Design Review approval for the construction of 19 townhomes, which are part of the previously approved Redstone Subdivision, including the construction of two-story attached townhome units. The proposed development is generally located on the north side of SW Redstone Drive and on the west side of SW 158th Terrace. The development site can be specifically identified as Tax Lots 10700 through 15000 and 16800 on Washington County Tax Assessor's Map 1S1-29CA. The affected parcels

are zoned Urban Medium Density (R-2) and together total approximately 1.12 acres in size. A decision for action on the proposed development shall be based upon the approval criteria listed in Section 40.10.15.3.C of the City of Beaverton's Development Code.

Associate Planner Scott Whyte presented the Staff Report and discussed the proposal, including a brief history of the development. He described the characteristics of the townhomes, including single car garages and two parking spaces per townhome. Observing that he had received a different set of elevations this evening, he pointed out that one of the Facilities Review Conditions of Approval require the applicant to provide a split-rail fence along Unit Nos. 1 through 8. He presented samples of the proposed materials and colors that had been provided by the applicant, and briefly discussed the color scheme for the townhomes and the associated landscaping. Concluding, he recommended approval of the application, under certain Conditions of Approval, and offered to respond to questions or comments.

Chairman Lemon mentioned the reference to the split-rail fence, and Mr. Whyte advised him that some of this information had been submitted this evening, after the Staff Report had been prepared and distributed.

APPLICANT:

NEAL JAPPORT, representing *K&F Homes, LLC*, observed that his company had constructed quite a few similar developments, noting that the proposal is for a fairly standard building and that several of the requirements had been modified at the request of staff. Concluding, he offered to respond to any questions or comments.

PUBLIC TESTIMONY:

On question, no member of the public appeared to testify regarding this application.

Mr. Whyte indicated that he had no further comments at this time.

The public portion of the Public Hearing was closed.

Mr. Straus **MOVED** and Mr. Nardoza **SECONDED** a motion for the approval of BDR 2001-0152 – Redstone Townhomes Lots 1 through 19, based upon the testimony, reports and exhibits presented during the public hearings on the matter and upon the background facts, findings and conclusions found in the Staff Report dated December 13, 2001, including recommended Conditions of Approval Nos. 1 through 12, and Exhibit “D”, dated December 18, 2001 and presented to the Board of Design Review at the Public Hearing.

Mr. Whyte requested that the motion include clarification that Exhibit "D" references Unit Nos. 12 and 13 for the street side yard elevation.

Mr. Straus modified the motion to include an additional Condition of Approval, as follows:

13. The right side elevation shown on drawing EL-2 is intended for the street side elevation of Unit No. 12.

The question was called and the motion, as modified, **CARRIED**, unanimously.

APPROVAL OF MINUTES:

The minutes of October 25, 2001, as written, were submitted. Chairman Lemon asked if there were any changes or corrections. Chairman Lemon referred to the third paragraph on page 7, requesting that the last line be amended, as follows: "...specifically whether they are ~~cocked~~ **caulked** or left rough." Mr. Straus **MOVED** and Ms. Crane **SECONDED** a motion that the minutes be adopted as written and amended.

The question was called and the motion **CARRIED**, unanimously.

MISCELLANEOUS BUSINESS:

The meeting adjourned at 7:32 p.m.